GENERAL NOTES

- 1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOMARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
- 2. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. MARYLAND ALONG WITH THE RECORDING OF THIS FINAL DEVELOPMENT
- 3. APPLICABLE DPZ NUMBERS: FDP-4-A-V, SDP 80-01, F-97-19, F-91-113, F-97-155, F-97-159, S-96-09, SDP-97-107, SDP-97-158, SDP-98-44, WP 98-81, SDP 98-124, SDP 99-116, SDP-00-57, WP-03-034, F-04-45, FDP 47-A-VII, SDP-05-27, SDP 70-47, SDP 81-81, SDP 91-126, F-91-174, F-98-145, F-98-47, F-03-154, F-05-123, WP-04-52,
- 4. A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES MAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT

FINAL DEVELOPMENT PLAN CRITERIA

- 1. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICES USES AND COMMERCIAL RETAIL USES:
 - 3 1,500 SQ. FT. + OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (43,500 SQ. FT. + NET INCREASE OF G.L.A.)
- 2. MAXIMUM BUILDING HEIGHTS:

THE MAXIMUM BUILDING HEIGHTS PERMITTED ON THE MALL NEIGHBORHOOD IS AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.

3. MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT

THIS FINAL DEVELOPMENT PLAN PROPOSES STREET LEVEL NEIGHBORHOOD RETAIL USE. THE MAXIMUM RETAIL USE FOOTPRINT WILL NOT EXCEED 75,00 SQ. FT.

4. A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:

SECONDARY AMENITY SPACE OF AT LEAST 12,350 SQ. FT. WILL BE LOCATED IN AN AREA BETWEEN THE EXISTING L.L. BEAN PLAZA AND FUTURE MALL ENTRANCE AND BETWEEN THE EXISTING MALL ENTRANCE AND THE CURRENT NORDSTROM PARKING DECK. FINAL LOCATION AND CONFIGURATION WILL BE DETERMINED AT THE SDP SUBMISSION.

5. PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:

PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN DOWNTOWN, THE HOMARD HUGHES CORPORATION (THHC) WILL SUBMIT A PHASING SCHEDULE FOR IMPLEMENTATION OF THE ENVIRONMENTAL RESTORATION WORK ON PROPERTY OWNED BY THHC AND MILL ALSO SUBMIT A SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF THIS WORK TO SATISFY CEPP#7.

6. PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN

PROPERTY MITHIN THE FINAL DEVELOPMENT PLAN AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE IS HELD, OWNED AND MAINTAINED SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT GRANTING PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AND INGRESS/EGRESS RIGHTS BETWEEN THE FDP AREA AND ADJACENT PUBLIC THOROUGHFARES, INCLUDING UPON SIDEMALKS AND WALKWAYS, AS WELL AS AN EASEMENT TO USE ALL COMMON AREA FOR THEIR INTENDED PURPOSE. EACH PROPERTY OWNER IS REQUIRED TO SHARE IN THE MAINTENANCE EXPENSES OF SUCH SPACES PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT. SUCH MAINTENANCE RESPONSIBILITIES MAY ULTIMATELY BE ASSUMED BY A DOWNTOWN MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION. THIS DOCUMENT IS AVAILABLE AT LIBER 552 PAGE 382 OF THE HOWARD COUNTY LAND RECORDS.

ADDITIONAL NOTES

- 1. MAXIMUM NUMBER AND UNIT TYPES OF NET NEW DWELLINGS: N/A
- 2. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES; THE BALANCE OF USES CHART FROM PAGE 2 OF THE IMPLEMENTATION PLAN IS SHOWN ON PAGE 1 OF THE FDP SHEETS.
- 3. MAXIMUM NUMBER OF NET NEW HOTEL ROOMS: N/A 4. MAXIMUM BUILDING HEIGHTS; THE MAXIMUM BUILDING HEIGHTS ARE SHOWN ON
- PAGE 2 OF THE NEIGHBORHOOD CONCEPT PLAN. 5. MAXIMUM SIZE OF A RETAIL-USE FOOTPRINT; THE MAXIMUM SIZE OF A RETAIL
- FOOTPRINT WILL BE 75,000 SQ. FT.
- 6. A DESCRIPTION OF THE COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT: N/A

7. A STATEMENT IDENTIFYING:

THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.A.9 AND - NONE: N/A

THE STATUS OF ANY DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS, AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN: SEE PAGES 23 THROUGH 33 OF THE NEIGHBORHOOD

8. PROPOSED LOCATION FOR ENVIRONMENTAL RESTORATION: N/A 9. PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING

A PLAN TO HOLD, OWN, AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART NOT PROPOSED TO BE IN PUBLIC OWNERSHIP; SEE NOTE ON FDP COVER SHEET.

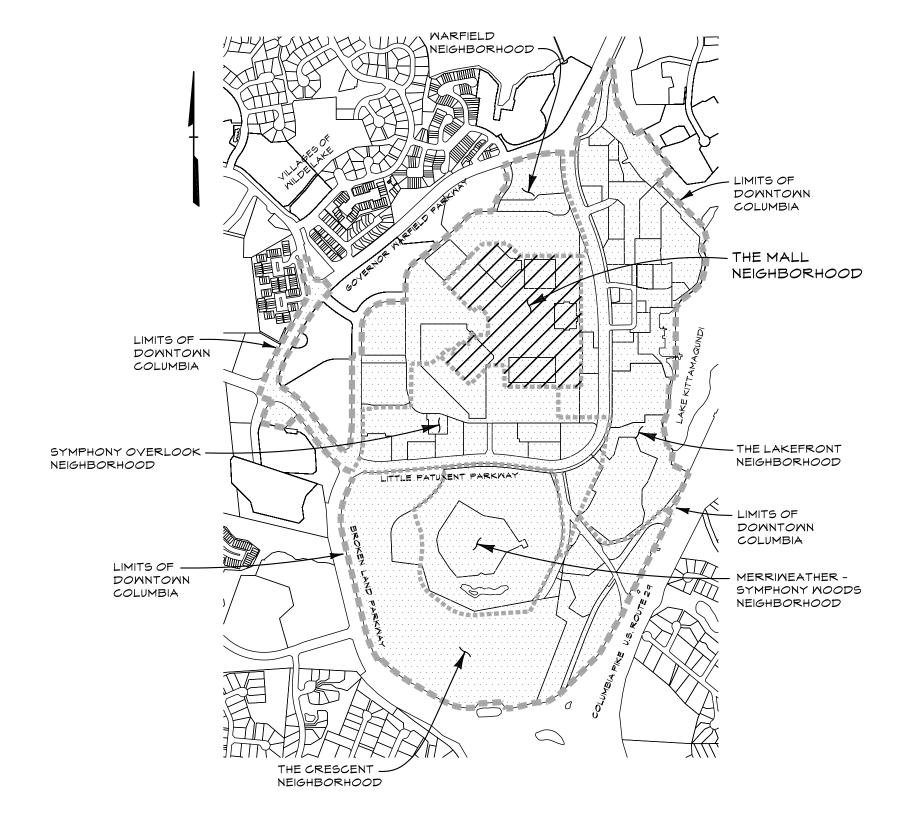
HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON

Final Development Plan

DOWNTOWN COLUMBIA

The Mall Neighborhood



THE NEIGHBORHOODS

Scale: 1"=1000'

SITE DATA

- 1. TOTAL ACREAGE MITHIN THE AREA COVERED BY THE MALL NEIGHBORHOOD IS 1,657,022.4 SQ.FT./38.04± ACRES. 2. TOTAL ACREAGE MITHIN THE AREA COVERED BY THIS FDP IS 5.67± ACRES. (FUTURE PHASE AREA = 32.37 AC.)
- 3. 100% OF THE SITE AREA HAS BEEN DEVELOPED.
- 4. THERE ARE NO PROPOSED DOWNTOWN ARTS AND ENTERTAINMENT PARKS WITHIN THE PLAN AREA.
- 5. THERE ARE NO PROPOSED DOWNTOWN COMMUNITY COMMONS WITHIN THE PLAN AREA.
- 6. THERE ARE NO DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING MOODLANDS OR FLOODPLAINS
- 7. THERE ARE NO PROPOSED DOWNTOWN PUBLIC FACILITIES WITHIN THE PLAN AREA.
- 8. THERE ARE NO PROPOSED DOWNTOWN PUBLIC PARKLANDS WITHIN THE PLAN AREA
- 9. THERE ARE NO PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
- 10. SEE PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS: SDP-05-145, SDP-98-44, SDP-97-158, SDP-97-107, SDP-98-124, SDP-99-116, SDP-00-57, SDP-04-111, SDP-05-27, SDP-97-107, SDP-70-47, SDP-80-01.
- 11. THE SITE CURRENTLY DRAINS TO AN EXISTING UNDERGROUND STORMWATER MANAGEMENT FACILITY, SEE SDP-98-44. PROPOSED CONDITIONS WILL BE TREATED VIA A COMBINATION OF A RAIN WATER HARVESTING SYSTEM, PERVIOUS PAVERS AND BIO-SWALES.
- 12. THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS/STRUCTURES OR PUBLIC ART MITHIN THE LIMITS OF THIS FINAL DEVELOPMENT PLAN.
- 13. THIS PLAN SUMMARIZES THE DETAILS WITHIN THE MALL NEIGHBORHOOD. FOR THE AREAS OUTSIDE THE MALL NEIGHBORHOOD THE INFORMATION IS FOR REFERENCE ONLY, REFER TO THE WARFIELD NEIGHBORHOOD PLANS OR DOWNTOWN PLAN FOR FINAL ADJACENT NEIGHBORHOOD DETAILS.
- 14. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
- 15. THE PETITIONER WILL INCORPORATE ART IN THE COMMUNITY EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COSTS OR WILL PAY A FEE-IN-LIEU AS PROVIDED IN SECTION 125.A.9.f.(2) OF THE ZONING REGULATIONS.

TABULATION OF LAND USE

DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP) DOWNTOWN COMMUNITY COMMONS (DCC) DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES) DOWNTOWN PUBLIC FACILITIES (DPF) DOWNTOWN PARKLAND (DPL)

N/A DOWNTOWN MIXED USE AREAS (DUMA) 234,635 S.F.

246,985 S.F. (5.67 Ac.)

1. THE NEIGHBORHOOD DESIGN GUILDELINES (NDG) AND THE NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP WHICH INCLUDES THE FDP WHICH INCLUDES THE NEIGHBORHOOD CONCEPT PLAN (NCP).

12,350 S.F.

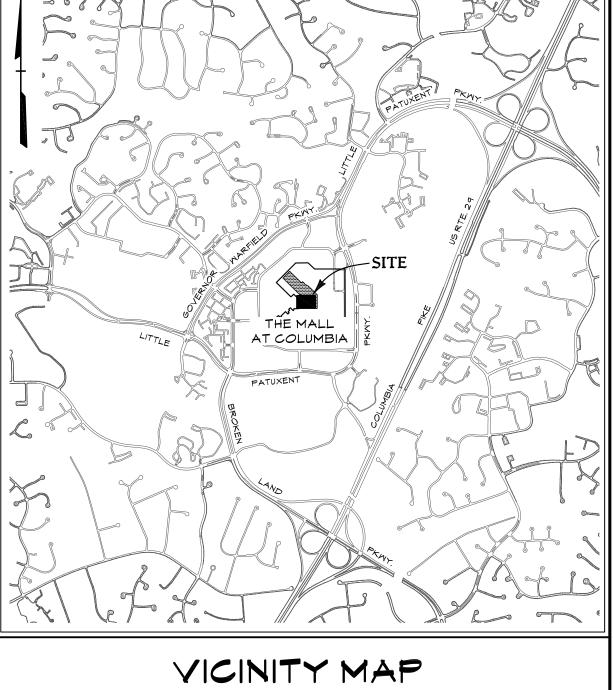
THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NGD) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THESE FDP PLANS.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE: LICENSE No.:



- COVER SHEET
- CONTEXT PLAN
- PLAN AREA

PURPOSE NOTE:

1. 31,500 SQ. FT. + OF EXISTING RETAIL LOCATED ON LOT 4 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (43,500 SQ. FT. ± NET INCREASE OF G.L.A.

2. THE ADDITIONAL NET NEW LEASABLE AREA WILL REQUIRE ADDITIONAL PARKING. UNTIL THE SDP STAGE IT WILL BE UNKNOWN HOW MUCH PARKING AND WHERE IT WILL BE LOCATED. PARKING WILL BE CALCULATED BASED ON THE CURRENT ZONING REGULATIONS SECTION 133.E.3 -DOWNTOWN REVITALIZATION. THE REQUIRED PARKING MILL BE MET BY A COMBINATION OF ON-SITE PARKING, SHARED PARKING, STRUCTURAL PARKING, OR A COMBINATION THEREOF.

> RECORDED AS PLAT NUMBER AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER/PETITIONER

GENERAL GROWTH PROPERTIES 10440 LITTLE PATUXENT PARKWAY, SUITE 1000 COLUMBIA, MARYLAND 21044 ATTN .: CHRISTINE MCGRUIL 410-492-6000

DOWNTOWN COLUMBIA THE MALL NEIGHBORHOOD

COLUMBIA FINAL DEVELOPMENT PLAN

COLUMBIA TOWN CENTER

SECTION 2 AREA 1

5th ELECTION DISTRICT TAX MAP: 36 SCALE: 1"=1000'

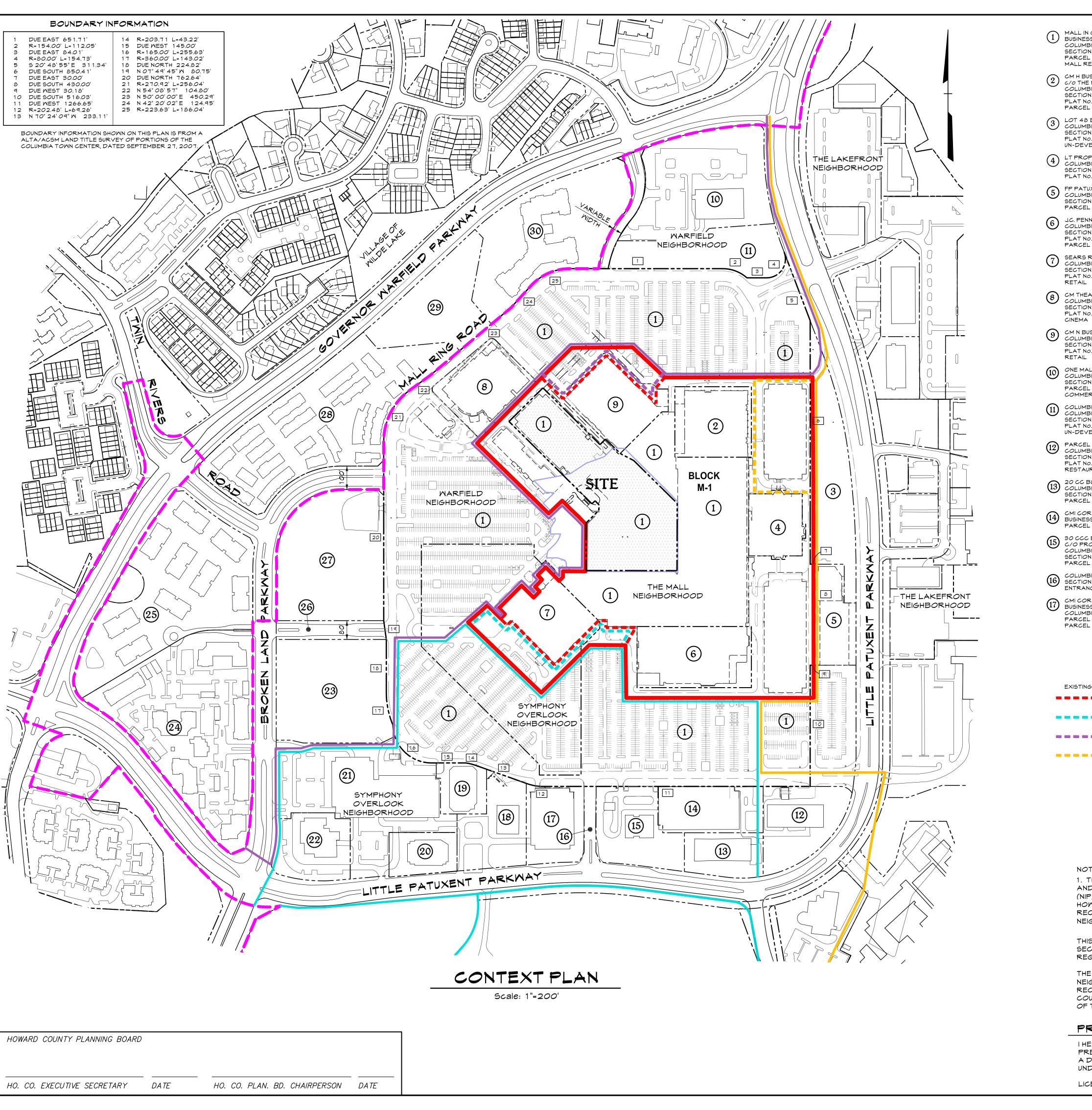
HOWARD COUNTY, MARYLAND PARCEL 460, LOT 47 SHEET 1 OF 3

Phone: 443.589.2400 Fax: 443.589.2401

CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031

www.centuryeng.com CHECK BY: DRAWN BY:

M.S.S. MAY 16, 2012



- MALL IN COLUMBIA BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 47 PARCEL 460, PLAT No. 18607 MALL RETAIL & PARKING LOTS
- 2 CM H BUSINESS TRUST C/O THE MAY CO. MACY'S INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 11 PLAT No. 18, PAGE 39 PARCEL 460, RETAIL
- 3 LOT 48 BUSINESS TRUST COLUMBIA TOWN CENTER COLUMBIA TOWN CENTER SECTION 2. AREA 1. LOT 48 PLAT No. 4355, PARCEL 460 UN-DEVELOPED
- 4 LT PROPCO, LLC COLUMBIA TOWN CENTER SECTION 2 ,LOT 43, PARCEL 460 PLAT No. 13191, RETAIL
- 5 FP PATUXENT PKMY., LLC COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 9 PARCEL 322, OFFICE
- 6 J.C. PENNY COMPANY, INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 10 PLAT No. 18 PAGE 39 PARCEL 322, RETAIL
- SEARS ROEBUCK & CO COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 22 PLAT No. 4448, PARCEL 322 RETAIL
- 8 CM THEATER BUSINESS TRUST COLUMBIA TOWN CENTER COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 45 PLAT No. 15904, PARCEL 460
- 9 CM N BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 44 PLAT No. 13192, PARCEL 460
- ONE MALL, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT A-3 PARCEL 304, PLAT No. 13780 COMMERCIAL
- COLUMBIA LAND HOLDINGS, INC. COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 39 PLAT No. 18609 UN-DEVELOPED
- PARCEL A-2
 COLUMBIA TOWN CENTER SECTION 2, AREA 4 PLAT No. 4542, PARCEL 463 RESTAURANT/OFFICE
- 20 CC BUSINESS TRUST SECTION 2, AREA 4 PARCEL A-4, OFFICE
- CMI CORPORATE PARKING BUSINESS TRUST, PARCEL A-6 PARCEL 463, PARKING DECK
- 30 CCC BUSINESS TRUST C/O PROPERTY TAX DEPT. COLUMBIA TOWN CENTER SECTION 2, AREA 4, PARCEL A-7 PARCEL 463, OFFICE
- COLUMBIA TOWN CENTER SECTION 2, AREA 2 ENTRANCE DRIVE
- CMI CORPORATE PARKING
 BUSINESS TRUST
 COLUMBIA TOWN CENTER PARCEL A, PLAT BOOK 6321 PARCEL 490, PARKING DECK

- PARKVIEW OFFICE, LP COLUMBIA TOWN CENTER SECTION 2, AREA 5, PARCEL B PLAT 1414/529, PARCEL 490
- PARK SQUARE (19) LIMITED PARTNERSHIP COLUMBIA TOWN CENTER SECTION 2, AREA 5 PARCEL C-4 C/O PROPERTY TAX DEPARTMENT PLAT 4423/286 OFFICE
- PARKSIDE LIMITED PARKSIDE LIMI' PARTNERSHIP COLUMBIA TOWN CENTER SECTION 2, AREA 5 PARCEL C-1 PLAT No. 8577
- CMI CORPORATE PARKING 21 CMI CORPORATE
 BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, PARCEL E PLAT 7853/346, PARCEL 382 PARKING DECK
- SEVENTY COLUMBIA 22 SEVENTY COLUMBIA CORPORATE CENTER, LP COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL B, PLAT No. 9512 PARCEL 504, OFFICE
- PARCEL D BUSINESS TRUST COLUMBIA TOWN CENTER PARCEL D BUSINESS TRUST SECTION 2, AREA 8 PARCEL D, UN-DEVELOPED
- COLUMBIA TOWN CENTER, LLC COLUMBIA TOWN CENTER, I SECTION 2. AREA 9 PARCEL A, PLAT No. 17431 PARCEL 5 14, RESIDENTIAL
- THE MHITNEY & TOMN CENTER CONDOMINIUM COLUMBIA TOWN CENTER SECTION 2, AREA 9 PARCEL B, PLAT No. 12669 PARCEL 5 14 (PH.748) RESIDENTIAL
- MALL ENTRANCES BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 1, LOT 40 PLAT No. 12995 ENTRANCE DRIVE
- PARCEL C BUSINESS TRUST PARCEL C BUSINESS TRUST COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL C UN-DEVELOPED
- GOVERNOR'S GRANT CONDOMINIUM COLUMBIA TOWN CENTER SECTION 2, AREA 8 PARCEL B, PLAT No. 14639 SINGLE FAMILY ATTACHED PARCEL 514, RESIDENTIAL
- HOMARD RESEARCH & DEVELOPMENT CORP. COLUMBIA TOWN CENTER SECTION 2, AREA 8 PLAT No. 14021 OPEN SPACE
- THE EVERGREEN'S AT COLUMBIA TOWN CENTER, LLC COLUMBIA TOWN CENTER SECTION 2, AREA 8, PARCEL A PLAT No. 14021, PARCEL 382 (LOT A) RESIDENTIAL
- NOTE: ALL PROPERTIES ARE ZONED NT (NEW TOWN) - EMPLOYMENT CENTER COMMERCIAL.

LEGEND



NOTES

1. THE NEIGHBORHOOD DESIGN GUILDELINES (NDG) AND THE NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP WHICH INCLUDES THE NEIGHBORHOOD CONCEPT PLAN (NCP).

THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NGD) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THESE FDP PLANS.

PROFESSIONAL CERTIFICATION

EXPIRATION DATE:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.:

SCALE: 1" = 200'

RECORDED AS PLAT NUMBER AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER/PETITIONER

GENERAL GROWTH PROPERTIES 10440 LITTLE PATUXENT PARKWAY, SUITE 1000 COLUMBIA, MARYLAND 21044 ATTN .: CHRISTINE MCGRUIL 410-492-6000

DOWNTOWN COLUMBIA THE MALL NEIGHBORHOOD

COLUMBIA FINAL DEVELOPMENT PLAN

COLUMBIA TOWN CENTER

5th ELECTION DISTRICT TAX MAP: 36

SCALE: 1"=200'

SECTION 2

HOWARD COUNTY, MARYLAND PARCEL 460, LOT 47 SHEET 2 OF 3

AREA 1

CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401

www.centuryeng.com

DRAWN BY: CHECK BY: DATE: M.S.S. MAY 16, 2012

